



CITY OF ALAMO HEIGHTS
COMMUNITY DEVELOPMENT SERVICES DEPARTMENT
6116 BROADWAY
SAN ANTONIO, TX 78209
210-826-0516

Architectural Review Board Meeting
November 18, 2025 – 5:30 P.M.

Take notice that a regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, November 18, 2025, at 5:30 P.M.** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it.

Case No. 1007F – 200 Grant Ave

Request of Nic Abbey Homes, applicant, representing Aubra Franklin, owner, for the compatibility review of the proposed design located at 200 Grant Ave in order to construct a new single-family residence with detached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of the Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans may be viewed online at <http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/> and at the Community Development Services Department located at 6116 Broadway St. Floorplans will not be available online. You may contact Tyler Brewer, Senior Planner, at 210-832-2239 (tbrewer@alamoheightstx.gov), or Lety Hernandez, Director, at 210-832-2250 (lhernandez@alamoheightstx.gov), or our office at (210) 826-0516 for additional information regarding this case.



October 27, 2025

Request of Nic Abbey Homes, applicant, representing Aubra Franklin, owner, for a compatibility review in order to construct a new two-story single-family residence located at 200 Grant Ave. Lot is vacant, no demolition required.

Architectural Review Board:

200 Grant Ave

Compatibility review of the proposed design located at 200 Grant Ave in order to construct a new single-family residence with a detached garage.



Existing Site Photos



Street View: Current



140 Grant



200 Grant



216 Grant



151 Grant



203 Grant



215 Grant

Street View: Proposed Elevation



140 Grant



200 Grant: Proposed Elevation



216 Grant



151 Grant



203 Grant

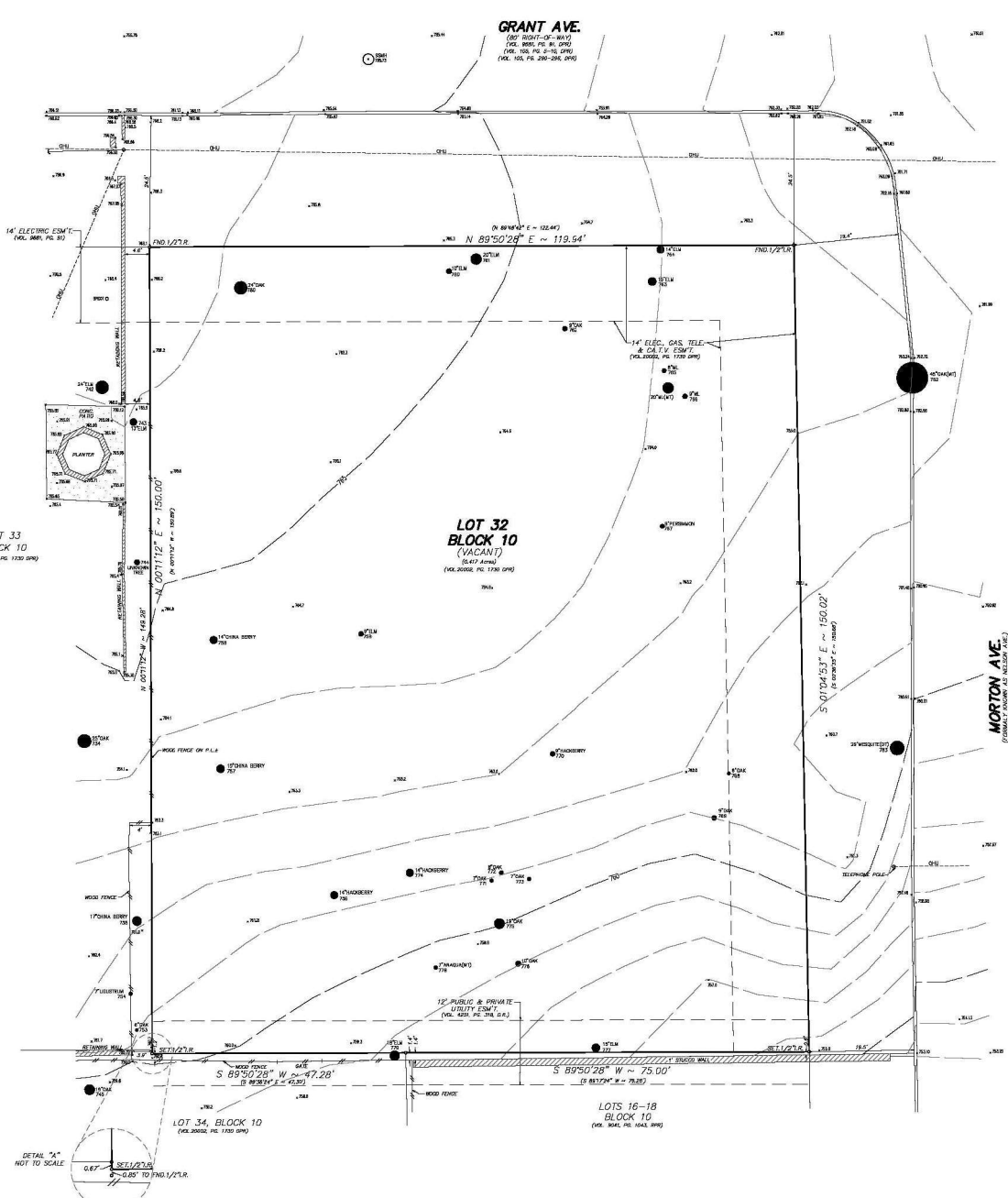
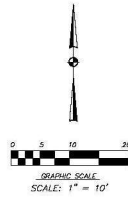


215 Grant

Coverage Worksheet

Lot Coverage* / Floor Area Ratio (FAR)	Existing (in sq. ft.)	Proposed (in sq. ft.)	Total Impervious Cover for Stormwater Development Fee	Existing (in sq. ft.)	Proposed (in sq. ft.)
Lot area	18208	18208	Footprint of all structures		6578
Main house: 1st floor*		4946	Driveway/Parking Pad		765
Main house: 2nd floor		1150	Walkways		268
Front porch*			Swimming Pool/Spa		477
Side porch*		180	Other impervious cover: _____		
Rear porch*			Total Impervious Cover:		8088
Garage/Carport: 1st floor*			Stormwater Development Fee:		
Garage: 2nd floor			Impervious Cover within Front Yard Setback Area	Existing (in sq. ft.)	Proposed (in sq. ft.)
Shed*			Front yard setback area		3635
Breezeway*			Footprint of any structure(s)		
Covered patio structure*		345	Driveway/Parking Pad		
Other accessory structures*		1107	Walkways		268
Total Square Footage:	18208	7728	Other impervious cover: _____		
Total Lot Coverage*:		40%	Total Impervious Cover within Front Yard Setback:		13%
Total FAR:		42%			
Max. 40% lot coverage for SF-A and SF-B Districts			Max. 30% impervious cover within front yard setback for SF-A and SF-B Districts Max. 65% impervious coverage for 2F-C Districts		

*Failure to provide any information required on or along with this application will result in refusal to accept submission of this application and associated



- LEGEND**
- DB = ELECTRIC BOX
 - DM = GAS METER
 - DV = GAS VALVE
 - WM = WATER METER
 - WV = WATER VALVE
 - WP = WATER PUMP
 - UP = UTILITY POLE
 - UW = UTILITY POLE & GUY WIRE
 - CP = CONCRETE PAVEMENT
 - OP = OVERHEAD UTILITY LINE
 - US = UNDERGROUND SANITARY SEWER LINE (AS PER UTILITY MAP)
 - UG = UNDERGROUND GAS LINE (AS MARKED BY UTILITY)
 - UL = UNDERGROUND WATER LINE (AS PER UTILITY MAP)
 - EA = EDGE OF ASPHALT PAVEMENT
 - CC = CONCRETE CURB
 - TL = CONTOUR LINE WITH ELEVATION
 - WF = WOOD FENCE
 - MF = METAL FENCE
 - CL = CHAIN LINK FENCE
 - TR = TREE TYPE AND SIZE WITH NUMBERED METAL TAG
 - SE = SPOT ELEVATION
 - GR = GROUND RECORDS
 - DR = DEED AND PLAT RECORDS
 - OPR = OFFICIAL PUBLIC RECORDS
 - PL = PLAT RECORDS
 - LA = LANDMARK LAUREL
 - BT = DOUBLE TRUNK
 - MT = MULTIPLE TRUNK

RESTRICTIONS:
VOL. 988, PG. 81, DPR
VOL. 116, PG. 336, DPR
VOL. 116, PG. 343, DPR
VOL. 182, PG. 803, DPR
VOL. 4291, PG. 326, DPR
VOL. 124, PG. 135, DPR
VOL. 1231, PG. 556, DPR

- NOTES:**
1. DIRECTIONAL CONTROL LINE = MONUMENTS AS FOUND.
 2. BEARING BASIS = PLAT AS REFERENCED HEREON.
 3. INSET ON OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.
 4. ELEVATIONS ARE BASED ON NAVD83 DATUM.

PLAT REFERENCE: PLAT RECORDS
VOL. 2000, PAGE 1230 DATE APRIL 5, 2002
RATIFIED IN DCC No. 2022025772 DPR

PLAT PREVIOUSLY RECORDED IN:
VOL. 105, PG. 4-10, DPR
VOL. 105, PG. 178-180, DPR
VOL. 105, PG. 290-296, DPR

DEED REFERENCE: OFFICIAL PUBLIC RECORDS (OPR)
DCC No. 2021091817, DATE AUGUST 3, 2021
UNITD. USA NICHOLS PROPERTIES, L.P.

ADDRESS:
200 GRANT AVE.
LOT AREA = 18,166 sq. ft.
0.417 acres



WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

(THIS DOCUMENT REPRESENTS THE ACTUAL FINDINGS AS OF THE DATE BORN ON THE SURVEY AND DOES NOT REPRESENT ANY CHANGES MADE AFTER DATE SURVEY)

2	5/24/21	J.S.	UPDATED BOUNDARY & LOT INFO	JWO	JWO
1	11/30/21	RBB	REVISED 7-27-2021 SURVEY TO PROPOSED REPLAT	RBB	RBB
NO	DATE	BY	REVISION	CKD	APPD

Maverick Land Surveying Co.
1804 Lockhill-Selma, Suite 100
San Antonio, Texas 78213
PH 210-342-0405
FAX 210-342-8524
© 2021 MLC, Maverick Land Surveying Co.
TYPICAL CURB NO. 16130700

TREE & TOPOGRAPHIC SURVEY OF:
LOT 32, BLOCK 10
COUNTY BLOCK 4024
GRANT WESTOVER ESTATES
CITY OF ALAMO HEIGHTS, BEXAR COUNTY, TEXAS

DRAWN BY: J.S.	F.W. BY: M.D.	CHKD. & APPR. BY: JWO
SCALE: 1" = 10'	DATE: 7-27-2021	SHEET 1 OF 1
REV. NO. 2	JOB NO. 58567-0008	1

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VALDEZDESIGNS, INC.
SAN ANTONIO, TEXAS
VOICE (210) 818-1291



THE FRANKLIN RESIDENCE

200 GRANT AVE.
LOT 32, BLOCK 10
ALAMO, HEIGHTS, TEXAS 78209

THE FRANKLIN RESIDENCE
200 GRANT
ALAMO HEIGHTS, TEXAS
LOT: 32
BLOCK: 10
C.B. : 5887

Plan Information:
Drawn By: JV / MS
Project #: 2225
Copyright: 2025

Revisions:
1
2

Issue Date:
11-04-2025

Sheet Title & No.
COVER

A5

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VALDEZDESIGNS, INC.
504 ARCADE, TEXAS
VOLE 0207-018-1291

THE FRANKLIN RESIDENCE
200 GRANT
ALAMO HEIGHTS, TEXAS
LOT: 32
BLOCK: 10
C.B. : 5887

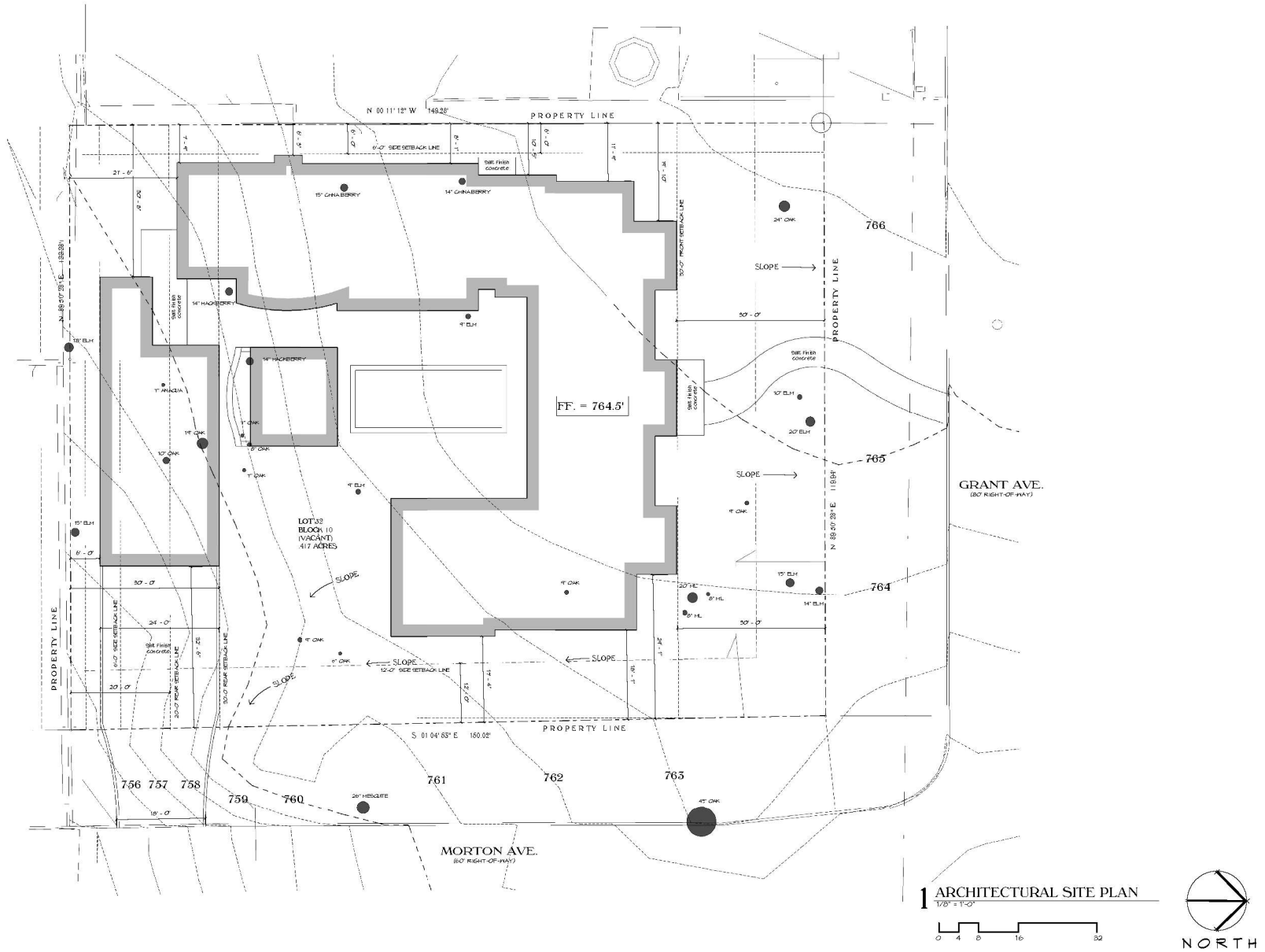
Plan Information:
Drawn By: JV / MS
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Revisions:
1
2

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SITE PLAN

A1



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THE FRANKLIN RESIDENCE
200 GRANT
ALAMO HEIGHTS, TEXAS
LOT: 32
BLOCK: 10
C.B. : 5887

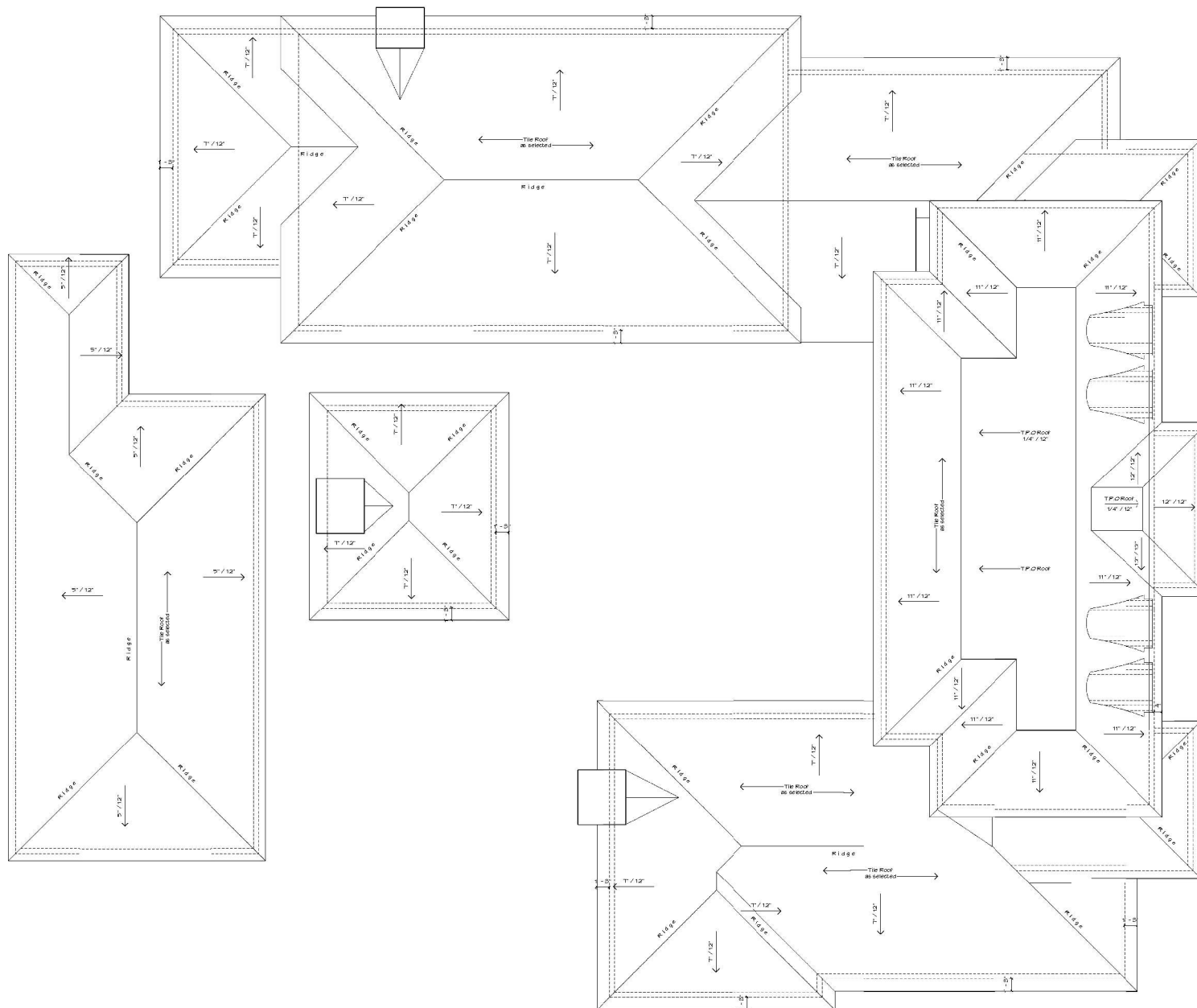
Plan Information:
Drawn By: JV / MS
Project #: 2225
Copyright: 2025

Revisions:
1
2

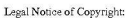
Issue Date:
11-04-2025

Sheet Title & No.
ROOF PLAN

A2



1 ROOF PLAN
1/4" = 1'-0"
0 2 4 6 8 10 12 14 16



- VALDEZDESIGNS, Inc.**
San Antonio, Texas
Voice (210) 615-1254

Plan Information:
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Issue Date:
11-06-2025

Sheet Title & No.

EXTERIOR
ELEVATIONS

5.2



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SAN ANTONIO, TEXAS
VOICE (210) 588-1291

THE FRANKLIN RESIDENCE
200 GRANT
ALAMO HEIGHTS, TEXAS
LOT: 32
BLOCK: 10
C.B. : 5887

Plan Information:
Drawn By: JV / MS
Project #: 2225
Copyright: 2025

Revisions:
1
2

Issue Date:
11-04-2025

Sheet Title & No.

EXTERIOR
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11-04-2025

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EXTERIOR ELEVATIONS

A6

